

City of La Quinta

COUNCIL/RDA MEETING DATE: December 7, 2010

ITEM TITLE: Discussion of Proposed Land Use Map, Land Use Designation Consolidation, and General Plan Goals

AGENDA CATEGORY:

BUSINESS SESSION: _____

CONSENT CALENDAR: _____

STUDY SESSION: _____ / _____

PUBLIC HEARING: _____

_____: _____

RECOMMENDATION:

Provide input as deemed appropriate by the City Council regarding the General Plan Land Use Map, Land Use Designations, and General Plan Goals that will constitute the proposed project to be analyzed in the Draft Environmental Impact Report for the General Plan Update.

FISCAL IMPLICATIONS:

None.

CHARTER CITY IMPLICATIONS:

None at this time.

BACKGROUND AND OVERVIEW:

The City last updated its General Plan in 2002. After its adoption, the City experienced tremendous growth through 2008, which resulted in build out of much of the land available in the City limits. Communities that are, or have experienced significant growth typically update their General Plans every 7-10 years. Although the current economic conditions have stalled development, it can be expected that when the recovery occurs, the City will once again be under pressure for development. Additionally, multiple State legislation changes relevant to growth and planning have occurred since 2002. There is now a greater focus by residents and regulators on quality of life issues, including the City's fiscal stability in the long term; the preservation and improvement of fundamental resources such as air and water; and encouraging other means of transportation that promote a healthy lifestyle and minimize or shorten the length of automobile trips. These conditions cumulatively resulted in the City undertaking an update of the General Plan.

The General Plan Update, as currently proposed, includes the City limits and the City's Sphere of Influence, and does not include lands to the east of the Sphere, that are currently identified as a portion of "Planning Area 2" in the existing General Plan. The proposed General Plan boundary was discussed with the

Planning Commission and City Council in February; the attached land use map reflects the general direction provided at that time. The proposed General Plan Update includes two new Elements, an Economic Development Element and Sustainable Community Element. These two new elements will address issues that have become important to the City; economic stability and the sustainability of air and water resources, as identified above.

Once the update effort began, staff undertook a series of community outreach meetings, which were summarized for the Planning Commission and City Council in February. Since that time, staff has undertaken a review of the Land Use Map; begun the process of drafting the updated General Plan; and completed several of the technical analyses needed for the General Plan Update. In order to proceed to completion of the proposed General Plan and preparation of the General Plan Environmental Impact Report, staff has prepared the draft Land Use Map, associated statistical analysis, land use designation changes, and master listing of General Plan Goals for City Council's consideration at this time.

DRAFT PROPOSAL:

Statistical Analysis: Existing vs. Proposed General Plan

As described above, the current General Plan includes more geographic area than what is now being proposed. As shown in Tables 1 and 2, below, the current General Plan encompasses 34,112 acres, while the proposed General Plan has a total land area of 30,957 acres. Since 2002, the City's Sphere of Influence was expanded to include Planning Area 1 and a portion of Planning Area 2. The reduction in land area is from removal of the balance of Planning Area 2 located outside the sphere of influence (east of Harrison St.). The current and proposed General Plan Land Use Maps are attached as Attachments 1 and 2, respectively.

Table 1									
Proposed General Plan Land Use Statistical Summary									
Land Use Designation	City Limits			Sphere of Influence			Total		
	Acres Developed	Acres Vacant	Total Acres	Acres Developed	Acres Vacant	Total Acres	Acres Developed	Acres Vacant	Total Acres
Low Density Residential	4,170.6	1,675.9	5,846.5	567.0	6,812.7	7,379.7	4,737.6	8,488.6	13,226.2
Medium/High Density Residential	1,281.4	350.3	1,631.7	0.2	24.4	24.6	1,281.6	374.7	1,656.3
General Commercial	383.2	186.4	569.6	28.5	256.6	285.1	411.7	443.0	854.7
Tourist Commercial	208.3	138.6	346.9	-	-	-	208.3	138.6	346.9
Village Commercial	77.4	12.9	90.3	-	-	-	77.4	12.9	90.3
Industrial/Light Manufacturing	-	-	0.0	-	63.8	63.8	-	63.8	63.8
Major Comm. Facilities	238.0	160.0	398.0	28.2	1.6	29.8	266.2	161.6	427.8
Open Space	6,518.0	5,520.8	12,038.8	-	-	-	6,518.0	5,520.8	12,038.8
Street Rights of Way	1,672.0	261.7	1,933.7	67.0	251.5	318.5	1,734.4	513.2	2,252.2
Total	14,548.8	8,306.6	22,855.4	690.8	7,410.6	8,101.4	15,239.6	15,717.2	30,956.8

Table 2
Current General Plan Land Use Statistical Summary

General Plan Designations	City Limits			Sphere of Influence			P1			P2			Grand Total
	Developed	Undeveloped	City Limits Total	Developed	Undeveloped	SOI Total	Developed	Undeveloped	P1 Total	Developed	Undeveloped	P2 Total	
VLDR Very Low Density	261	198.2	459.2				0		0	64.4		64.4	523.6
LDR Low Density	3,202.5	3,096.9	6,299.4	549.5	286.5	836	2,447.20	551.2	2,998.4	5,213.6	846.8	6,060.3	16,194.1
MDR Medium Density	1,063.9	324.2	1,388.1	171.7	66.2	237.9	58.2	62.7	120.8	358.8	100.5	459.3	2,206.10
MHDR Medium-High Density	14.5	69	83.4			0	259.7	78.9	338.6				422
HDR High Density	0.6	86.7	87.3							93.7	71.4	165.1	252.4
Total Residential Acreage	4,542.4	3,775.0	8,317.5	721.3	352.7	1,073.90	2,765.0	692.7	3,457.8	5,730.4	1,018.70	6,749.1	19,598.2
M/R/C Mixed Commercial	87.9	309	397	4.5		4.5	0			69.3	14.3	83.6	485
CC Community Commercial	24.2	93.7	117.9				7.2	2.9	10	219.7	33.1	252.8	380.7
NC Neighborhood Commercial	61.8	50.8	112.5				47.2	2.5	49.7				162.2
CP Commercial Park		64	64										64
O Office		39.9	39.9							43.7		43.7	83.6
TC Tourist Commercial	206.2	145.3	351.5										351.5
VC Village Commercial	64.4	68.8	133.2										133.2
Total Commercial Acreage	444.5	771.5	1,216.0	4.5	0	4.5	54.4	5.3	59.7	332.7	47.3	380.1	1,660.2
I Industrial										319.7	60.6	380.3	380.3
MC Major Comm. Facilities	178.3	13.1	191.3	2		2	29		29		36.7	36.7	259
P Park Facilities	601.3	128	729.3										729.3
OS Open Space	1,246.2	4,258.7	5,505.0					44.5	44.5	496.2	149.4	645.6	6,195.1
G Golf Course	3,125.3	986.7	4,111.90	229.8	88	317.8	198.8	59.8	258.6				4,688.3
W Watercourse/ Flood Control	468.9	132.8	601.7										601.7
Total Other Acreage	5,619.90	5,519.3	11,139.2	231.8	88	319.8	227.8	104.3	332.1	815.9	246.6	1,062.5	12,853.6
Grand Total	10,606.7	10,065.8	20,672.6	957.6	440.7	1,398.30	3,047.3	802.3	3,849.5	6,879.0	1,312.70	8,191.7	34,112.0
Total Acreage	10,606.7	10,065.8	20,672.6	957.6	440.7	1,398.3	3,047.3	802.3	3,849.5	6,879.0	1,312.7	8,191.7	34,112.0

Overall, the preferred land use map being proposed is not significantly changing from the existing land use map. The mix of land uses and the comparative ratios of residential to commercial lands will remain consistent. Changes are proposed to the terminology which identifies the land use designations, and are further discussed under "Consolidation of Land Use Definitions," below.

The changes in land area will also change the build out population, the number of housing units, and the commercial square footage. Table 3 shows that the build out population of the current General Plan would be 160,457. The proposed General Plan results in a smaller build out population of 147,223, a decrease of approximately 10%.

Table 3 Comparison of Build Out Units and Population Current and Proposed General Plan				
Area	Current General Plan		Proposed General Plan	
	Buildout Dwelling Units	Buildout Population	Buildout Dwelling Units	Buildout Population
City	25,038	60,639	29,669	85,447
Sphere	1,493	4,211	21,444	61,759
Planning Area #1	11,938	33,779	N/A	N/A
Planning Area #2	21,693	61,828	N/A	N/A
TOTAL	60,162	160,457	51,113	147,206

As shown in Table 4, the current General Plan will result in 15.9 million square feet of commercial space at build out. Table 5 illustrates the potential square footage which will result in the proposed General Plan's build out.

Table 4 Current General Plan Commercial Development Potential at General Plan Buildout						
Area	Developed Acres	Vacant Acres	Total Acres	Existing Sq. Ft.	Potential Future Sq. Ft.	Total Buildout Sq. Ft.
City	444.5	771.5	1,216	4,259,732	7,393,439	11,653,171
Sphere	4.5	0.0	4.5	43,124	0	43,124
Planning Area #1	54.4	5.4	59.8	521,326	51,749	573,075
Planning Area #2	332.7	47.4	380.1	3,188,330	454,243	3,642,574
TOTAL	836.1	824.3	1,660.4	8,012,512	7,899,431	15,911,944

Table 5 Proposed General Plan Commercial Development Potential at General Plan Buildout						
Area	Developed Acres	Vacant Acres	Total Acres	Existing Sq. Ft.	Potential Future Sq. Ft.	Total Buildout Sq. Ft.
City	668.9	337.9	1,006.8	6,410,202	3,238,163	9,648,365
Sphere	28.5	256.6	285.1	273,121	2,459,049	2,732,170
TOTAL	697.4	594.5	1,291.9	6,683,324	5,697,212	12,380,536

The proposed General Plan will result in a 30% reduction in commercial square footage, due primarily to the commercial lands which were included in Planning Area 2 outside the sphere of influence (namely in the Kohl Ranch Specific Plan). However, the proposed General Plan maintains essentially the same amount of Tourist Commercial land (346.9 acres) as the current General Plan (351.5 acres), thereby preserving this fiscally important land use.

Consolidation of Land Use Definitions

Staff reviewed the current Land Use definitions, and determined that the consolidation of some of these designations was appropriate for the General Plan. The result is that there will be fewer land use designations in the proposed General Plan than there are in the current General Plan. Importantly, however, the zoning designations will remain as they currently are, which is at a higher level of detail than the General Plan. Since the General Plan is the broadest policy document, it is appropriate that there be fewer designations in this document, and that the specificity be provided in the Zoning Ordinance. The consolidated designations are shown below.

Existing Designations	Proposed Designations	Comments
Very Low Density Low Density	Low Density	Consolidates the two single family land use designations into one.
Medium Density Medium High Density High Density	Medium/High Density	Consolidates the three designations which allow multi-family residential into one.
Regional Commercial Community Commercial Neighborhood Commercial Commercial Park/Office	General Commercial	Consolidates the retail commercial designations into one.
Resort Mixed Use Tourist Commercial	Tourist Commercial	Preserves the tourism related designations for their economic importance
Village Commercial	Village Commercial	No change.
Industrial/Light Manufacturing	Industrial/Light Manufacturing	No change.
Major Community Facilities	Major Community Facilities	No change.
Park Open Space Golf Course Watercourse	Open Space	Consolidates the open space designations into one.

The consolidations shown above represent a logical simplification of the Land Use nomenclature. The Land Use designations which have been preserved intact are considered important distinctions which should be highlighted in the General Plan.

In the case of the Village Commercial designation, the Village is a unique and special place: the heart of La Quinta in many ways. It is therefore important to preserve this area and highlight it in the Land Use Element.

Similarly, the Tourist Commercial designation has historically been an economic driver for the City: providing a significant contribution to the City's fiscal balance because of the resulting Transient Occupancy Tax. It is important, in the Land Use Element and the new Economic Development Element, to highlight the existing and potential value of these lands. The revenue which will result from existing and future development of hotel and resort development will also be analyzed in the fiscal impact analysis which will be prepared for the General Plan EIR.

The General Plan will also enable the creation of a new overlay zoning designation – Mixed Use. The Mixed Use Zoning designation could apply on all the General Commercial or Village Commercial lands, if certain specific development criteria are met. An important consideration will be the preservation of the retail commercial potential of these lands, and its associated fiscal benefit for the City, while balancing the need to provide residential units in close proximity to jobs and transit, as required by SB375. The development criteria will be detailed in an update to the Zoning Ordinance, which will follow the completion of the General Plan Update. The Mixed Use overlay zone may result in one or several projects in either the General Commercial or the Village Commercial zones. It is impossible to predict how much land might be dedicated to Mixed Use in the future. However, prior to the economic downturn, Mixed Use had become an important tool for many California jurisdictions, allowing the intensification of lands to provide for both residential and commercial uses on one site. The potential benefits for La Quinta include a continued strong retail sales base; combined with customers for that retail base in close proximity to it; reduced automobile trips and reduced air pollution; better access to transit services for residents to get to work; and a wider range of residential product on offer to future residents.

Master List of Goals

Staff has reviewed the General Plan's existing Goals. This review determined that the majority of the Goals are still applicable today, and consistent with the policy direction the City is currently implementing. The review therefore resulted in some minor suggested modification of the Goals to reflect changed conditions and/or policy. These revised Goals are attached as Attachment 3. These Goals will be used as the basis for the development of policies and programs in each Element of the proposed General Plan.

In addition to these goals, new goals will be created for the two new Elements: Economic Development and Sustainable Community.

PLANNING COMMISSION:

At their November 23, 2010 meeting, staff presented the map, land use designations and goals to the Planning Commission (Attachment 4). The following summarizes the comments received from the Commissioners:

- ♦ The consolidation of land use definitions simplifies the General Plan, and was

supported by the Commissioners, with the following exception:

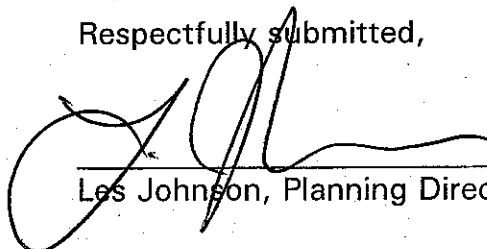
- There should be two categories for Open Space – One category for natural open space, and one for recreational facilities and golf courses.
- ♦ The Commission supports the preservation of the Village and Tourist Commercial designations for their economic development potential.
- ♦ Commissioners expressed need for more light industrial land uses due to job creation potential. Consider, where appropriate, locations for land uses such as research and development and value added production, in the General Commercial designated areas.
- ♦ Commissioners stated that there should be an opportunity for small, neighborhood scale commercial in residential neighborhoods, to allow "corner store" type development. The General Plan could include a policy to that effect, which would be implemented in the Zoning Ordinance.
- ♦ The Commission supported the Master List of Goals as submitted.

CONCLUSION:

The proposed General Plan Update does not significantly change the land use pattern in the City, or the balance of land uses in the City. This review by the City Council is provided to allow staff to update the City Council, to ensure that staff is proceeding in a direction which is consistent with the City Council's vision for the City, and to confirm the project description that should be used as the preferred alternative in the CEQA analysis.


Staff is seeking feedback and direction from Council regarding the General Plan Land Use Map, Land Use Designations, and General Plan Goals that will constitute the proposed project to be analyzed in the Draft Environmental Impact Report for the General Plan Update. Following the conclusion of the discussion on these issues, staff will proceed with the completion of the proposed General Plan document so that it can be circulated for public review. Staff will also complete the Draft Environmental Impact Report for the General Plan Update. The General Plan EIR will be released for a 45 day public comment period, during which staff plans to conduct an additional series of community outreach meetings, to present the General Plan to the City's residents and businesses. It is currently expected that the draft General Plan and General Plan EIR will be completed in the late spring, and that public hearings before the Planning Commission and City Council will occur in September and October of 2011.

Respectfully submitted,



Les Johnson, Planning Director

Approved for submission by:


Thomas P. Genovese, City Manager

Attachments:

1. Current General Plan Land Use Map
2. Proposed General Plan Land Use Map
3. Master List of Goals
4. Draft Planning Commission Minutes of November 23, 2010

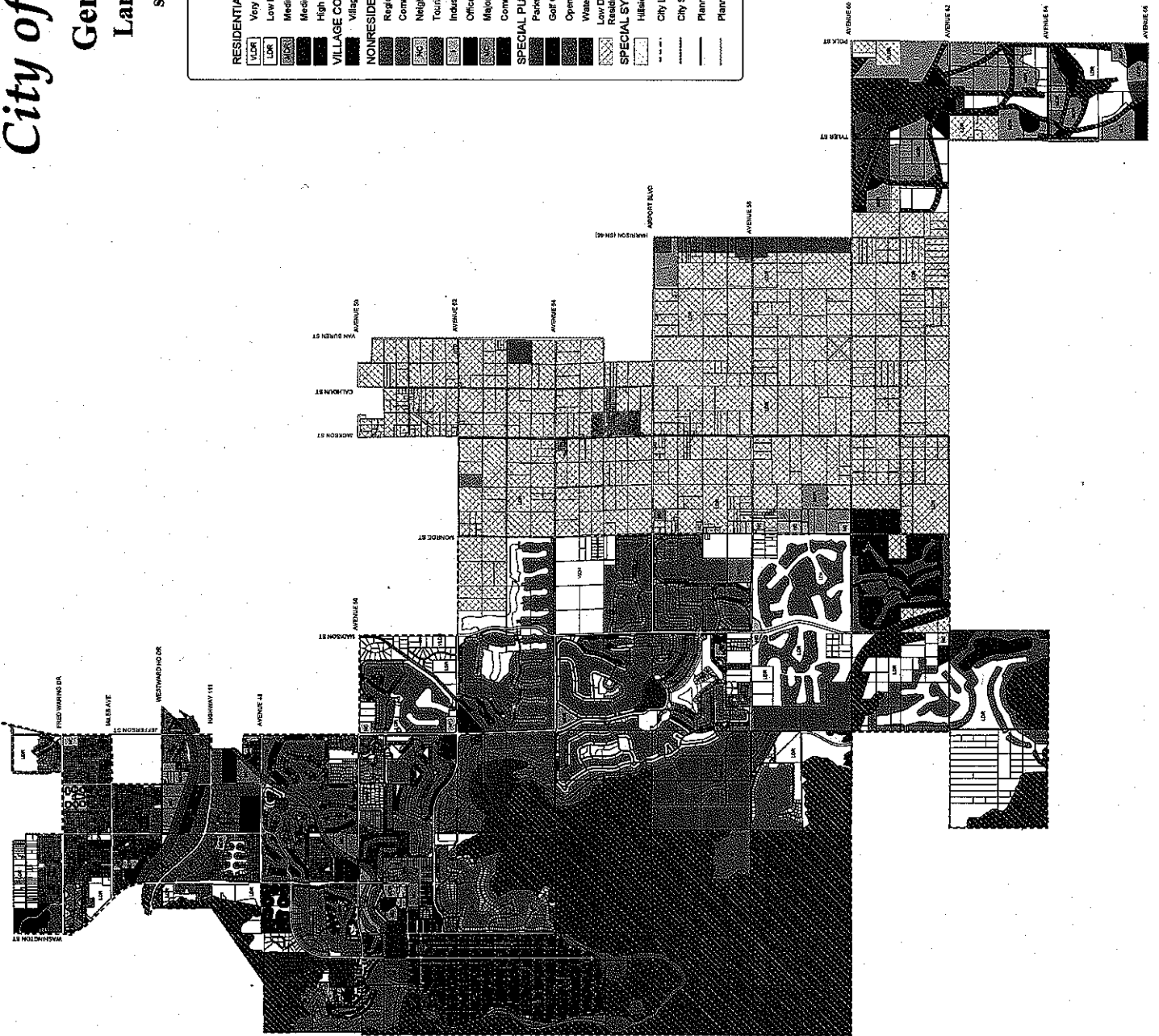
City of La Quinta

General Plan Land Use Map

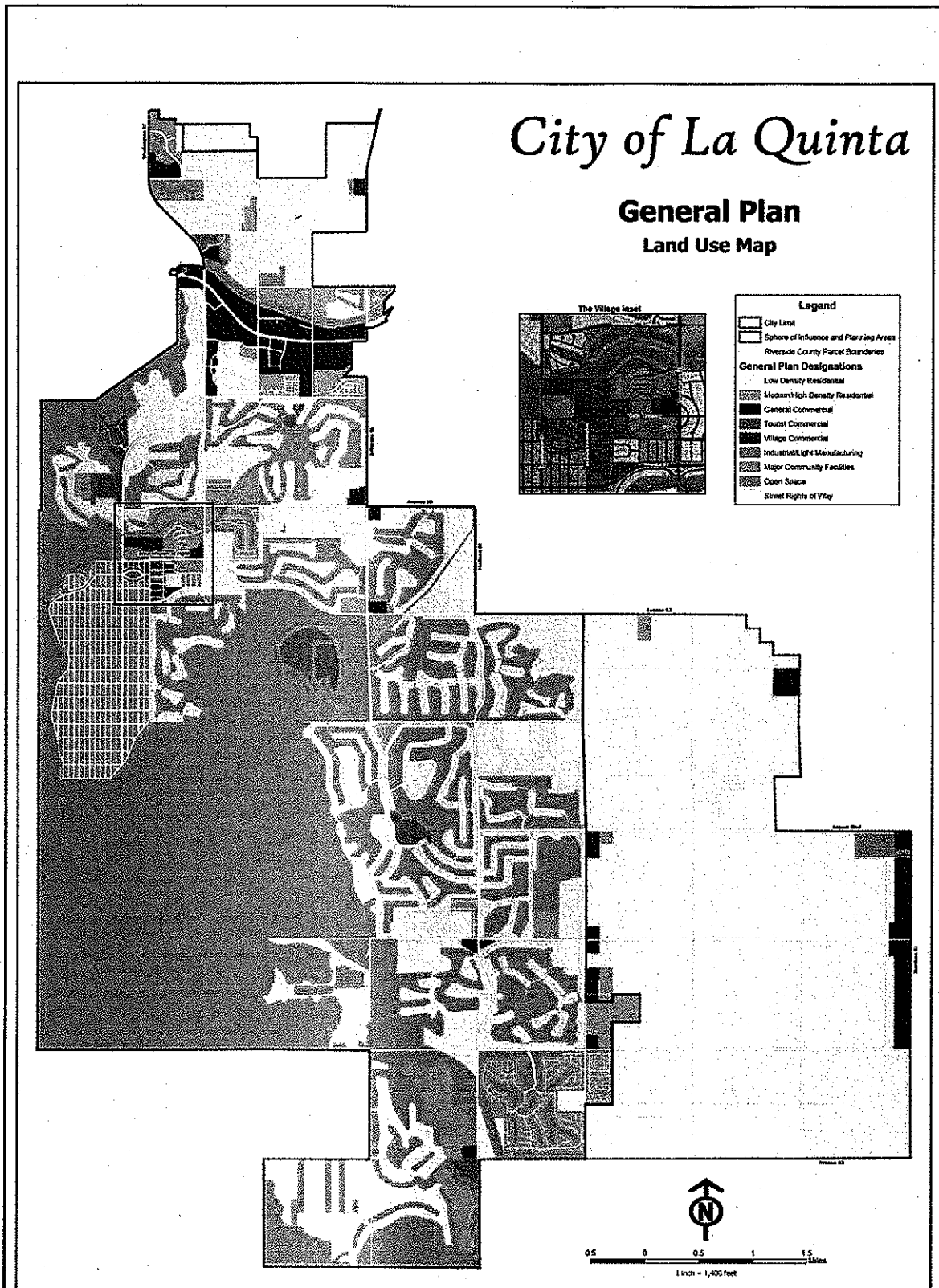
September, 2007

LEGEND

- RESIDENTIAL**
- Very Low Density Residential up to 2 du/acre
 - Low Density Residential up to 4 du/acre
 - Medium Density Residential up to 8 du/acre
 - Medium High Density Residential up to 12 du/acre
 - High Density Residential up to 18 du/acre
- VILLAGE COMMERCIAL**
- Village Commercial
- NONRESIDENTIAL DISTRICTS**
- Regional Commercial
 - Community Commercial
 - Neighborhood Commercial
 - Tourist Commercial
 - Industrial
 - Office Commercial
 - Major Community Facilities
 - Commercial Park
- SPECIAL PURPOSE DISTRICTS**
- Parks and Recreation
 - Golf Course
 - Open Space
 - Water
 - Low Density Agriculture/Equestrian
- SPECIAL SYMBOLS**
- Residential
 - Hillside Overlay
 - City Limit
 - City Sphere
 - Planning Area 1
 - Planning Area 2



Case Number	General Plan Map	City Council Approval	Resolution Number
General Plan	1998-2002	May 21, 2002	2002-44
01-001	2002-2004	May 6, 2003	2003-02
02-002	2004-2006	December 16, 2003	2003-15
03-003	2006-2008	December 16, 2003	2003-16
04-004	2008-2010	December 16, 2003	2003-17
05-005	2010-2012	December 16, 2003	2003-18
06-006	2012-2014	December 16, 2003	2003-19
07-007	2014-2016	December 16, 2003	2003-20
08-008	2016-2018	December 16, 2003	2003-21
09-009	2018-2020	December 16, 2003	2003-22
10-010	2020-2022	December 16, 2003	2003-23
11-011	2022-2024	December 16, 2003	2003-24
12-012	2024-2026	December 16, 2003	2003-25
13-013	2026-2028	December 16, 2003	2003-26
14-014	2028-2030	December 16, 2003	2003-27
15-015	2030-2032	December 16, 2003	2003-28
16-016	2032-2034	December 16, 2003	2003-29
17-017	2034-2036	December 16, 2003	2003-30
18-018	2036-2038	December 16, 2003	2003-31
19-019	2038-2040	December 16, 2003	2003-32
20-020	2040-2042	December 16, 2003	2003-33
21-021	2042-2044	December 16, 2003	2003-34
22-022	2044-2046	December 16, 2003	2003-35
23-023	2046-2048	December 16, 2003	2003-36
24-024	2048-2050	December 16, 2003	2003-37
25-025	2050-2052	December 16, 2003	2003-38
26-026	2052-2054	December 16, 2003	2003-39
27-027	2054-2056	December 16, 2003	2003-40
28-028	2056-2058	December 16, 2003	2003-41
29-029	2058-2060	December 16, 2003	2003-42
30-030	2060-2062	December 16, 2003	2003-43
31-031	2062-2064	December 16, 2003	2003-44
32-032	2064-2066	December 16, 2003	2003-45
33-033	2066-2068	December 16, 2003	2003-46
34-034	2068-2070	December 16, 2003	2003-47
35-035	2070-2072	December 16, 2003	2003-48
36-036	2072-2074	December 16, 2003	2003-49
37-037	2074-2076	December 16, 2003	2003-50
38-038	2076-2078	December 16, 2003	2003-51
39-039	2078-2080	December 16, 2003	2003-52
40-040	2080-2082	December 16, 2003	2003-53
41-041	2082-2084	December 16, 2003	2003-54
42-042	2084-2086	December 16, 2003	2003-55
43-043	2086-2088	December 16, 2003	2003-56
44-044	2088-2090	December 16, 2003	2003-57
45-045	2090-2092	December 16, 2003	2003-58
46-046	2092-2094	December 16, 2003	2003-59
47-047	2094-2096	December 16, 2003	2003-60
48-048	2096-2098	December 16, 2003	2003-61
49-049	2098-2100	December 16, 2003	2003-62
50-050	2100-2102	December 16, 2003	2003-63
51-051	2102-2104	December 16, 2003	2003-64
52-052	2104-2106	December 16, 2003	2003-65
53-053	2106-2108	December 16, 2003	2003-66
54-054	2108-2110	December 16, 2003	2003-67
55-055	2110-2112	December 16, 2003	2003-68
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69-069	2138-2140	December 16, 2003	2003-82
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73-073	2146-2148	December 16, 2003	2003-86
74-074	2148-2150	December 16, 2003	2003-87
75-075	2150-2152	December 16, 2003	2003-88
76-076	2152-2154	December 16, 2003	2003-89
77-077	2154-2156	December 16, 2003	2003-90
78-078	2156-2158	December 16, 2003	2003-91
79-079	2158-2160	December 16, 2003	2003-92
80-080	2160-2162	December 16, 2003	2003-93
81-081	2162-2164	December 16, 2003	2003-94
82-082	2164-2166	December 16, 2003	2003-95
83-083	2166-2168	December 16, 2003	2003-96
84-084	2168-2170	December 16, 2003	2003-97
85-085	2170-2172	December 16, 2003	2003-98
86-086	2172-2174	December 16, 2003	2003-99
87-087	2174-2176	December 16, 2003	2003-100
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89-089	2178-2180	December 16, 2003	2003-102
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91-091	2182-2184	December 16, 2003	2003-104
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141-141	2282-2284	December 16, 2003	2003-154
142-142	2284-2286	December 16, 2003	2003-155
143-143	2286-2288	December 16, 2003	2003-156
144-144	2288-2290	December 16, 2003	2003-157
145-145	2290-2292	December 16, 2003	2003-158
146-146	2292-2294	December 16, 2003	2003-159
147-147	2294-2296	December 16, 2003	2003-160
148-148	2296-2298	December 16, 2003	2003-161
149-149	2298-2300	December 16, 2003	2003-162
150-150	2300-2302	December 16, 2003	2003-163
151-151	2302-2304	December 16, 2003	2003-164
152-152	2304-2306	December 16, 2003	2003-165
153-153	2306-2308	December 16, 2003	2003-166
154-154	2308-2310	December 16, 2003	2003-167
155-155	2310-2312	December 16, 2003	2003-168
156-156	2312-2314	December 16, 2003	2003-169
157-157	2314-2316	December 16, 2003	2003-170
158-158	2316-2318	December 16, 2003	2003-171
159-159	2318-2320	December 16, 2003	2003-172
160-160	2320-2322	December 16, 2003	2003-173
161-161	2322-2324	December 16, 2003	2003-174
162-162	2324-2326	December 16, 2003	2003-175
163-163	2326-2328	December 16, 2003	2003-176
164-164	2328-2330	December 16, 2003	2003-177
165-165	2330-2332	December 16, 2003	2003-178
166-166	2332-2334	December 16, 2003	2003-179
167-167	2334-2336	December 16, 2003	2003-180
168-168	2336-2338	December 16, 2003	2003-181
169-169	2338-2340	December 16, 2003	2003-182
170-170	2340-2342	December 16, 2003	2003-183
171-171	2342-2344	December 16, 2003	2003-184
172-172	2344-2346	December 16, 2003	2003-185
173-173	2346-2348	December 16, 2003	2003-186
174-174	2348-2350	December 16, 2003	2003-187
175-175	2350-2352	December 16, 2003	2003-188
176-176	2352-2354	December 16, 2003	2003-189
177-177	2354-2356	December 16, 2003	2003-190
178-178	2356-2358	December 16, 2003	2003-191
179-179	2358-2360	December 16, 2003	2003-192
180-180	2360-2362	December 16, 2003	2003-193
181-181	2362-2364	December 16, 2003	2003-194
182-182	2364-2366	December 16, 2003	2003-195
183-183	2366-2368	December 16, 2003	2003-196
184-184	2368-2370	December 16, 2003	2003-197
185-185	2370-2372	December 16, 2003	2003-198
186-186	2372-2374	December 16, 2003	2003-199
187-187	2374-2376	December 16, 2003	2003-200
188-188	2376-2378	December 16, 2003	2003-201
189-189	2378-2380	December 16, 2003	2003-202
190-190	2380-2382	December 16, 2003	2003-203
191-191	2382-2384	December 16, 2003	2003-204
192-192	2384-2386	December 16, 2003	2003-205
193-193	2386-2388	December 16, 2003	2003-206
194-194	2388-2390	December 16, 2003	2003-207
195-195	2390-2392	December 16, 2003	2003-208
196-196	2392-2394	December 16, 2003	2003-209
197-197	2394-2396	December 16, 2003	2003-210
198-198	2396-2398	December 16, 2003	2003-211
199-199	2398-2400	December 16, 2003	2003-212
200-200	2400-2402	December 16, 2003	2003-213
201-201	2402-2404	December 16, 2003	2003-214
202-202	2404-2406	December 16, 2003	2003-215
203-203	2406-2408	December 16, 2003	2003-216
204-204	2408-2410	December 16, 2003	2003-217
205-205	2410-2412	December 16, 2003	2003-218
206-206	2412-2414	December 16, 2003	2003-219
207-207	2414-2416	December 16, 2003	2003-220
208-208	2416-2418	December 16, 2003	2003-221
209-209	2418-2420	December 16, 2003	2003-222
210-210	2420-2422	December 16, 2003	2003-223
211-211	2422-2424	December 16, 2003	2003-224
212-212	2424-2426	December 16, 2003	2003-225
213-213	2426-2428	December 16, 2003	2003-226
214-214	2428-2430	December 16, 2003	2003-227
215-215	2430-2432	December 16, 2003	2003-228
216-216</			



Source: AIS Aerial Information Systems, Preferred General Plan Land Use Map, 08.10.10

Master List of Goals

ADMINISTRATION GOAL

- ♦ An internally consistent General Plan which supports and implements the Community Vision and Guiding Principles.

GENERAL LAND USE GOALS

- ♦ **GOAL 1** - Land use compatibility throughout the City.
- ♦ **GOAL 2** - High quality design that complements and enhances the City.

RESIDENTIAL GOALS

- ♦ **GOAL 1** - Safe and identifiable neighborhoods that provide a sense of place.
- ♦ **GOAL 2** - Maintenance and protection of existing neighborhoods.
- ♦ **GOAL 3** A broad range of housing types and choices for all residents of the City.

COMMERCIAL GOALS

- ♦ **GOAL 1** - A balanced and varied economic base which provides a broad range of goods and services to the City's residents and the region. (potentially duplicate in Econ. Dev.)
- ♦ **GOAL 2** - The continued growth of the tourism and resort industries in the City. (to be used in Economic Development Element)
- ♦ **GOAL 3** - Innovative land uses in the Village and on Highway 111.

TRAFFIC AND CIRCULATION GOALS

- ♦ **GOAL 1** - A transportation and circulation network that efficiently, safely and economically moves people, vehicles, and goods using facilities that meet the current demands and projected needs of the City.
- ♦ **GOAL 2** A circulation system that includes connected transit, alternative vehicle, bicycle and pedestrian networks.

OPEN SPACE ELEMENT GOALS

- ♦ **GOAL 1** - Preservation, conservation and management of the City's open space lands and scenic resources for enhanced recreational, environmental and economic purposes.
- ♦ **GOAL 2** - Good stewardship of natural open space and preservation of open space areas.
- ♦ **GOAL 3** - Preservation of scenic resources as vital contributors to the City's economic health and overall quality of life.

PARKS AND RECREATION ELEMENT GOALS

- ♦ **GOAL 1** - A comprehensive system of parks, and recreation facilities and services that meet the active and passive needs of all residents and visitors.

Master List of Goals

AIR QUALITY GOALS

- ♦ **GOAL 1** - A reduction in all air emissions generated within the City.

ENERGY AND MINERAL RESOURCES GOALS

- **GOAL 1** - The sustainable use of energy and mineral resources.

BIOLOGICAL RESOURCES GOALS

- ♦ **GOAL 1** - The protection and preservation of native and environmentally significant biological resources and their habitats.

WATER RESOURCES GOALS

- ♦ **GOAL 1** - The efficient use and conservation of the City's water resources.

INFRASTRUCTURE AND PUBLIC SERVICES GOALS

- ♦ **EMERGENCY SERVICES GOAL** - Effective comprehensive and responsive emergency services.
- ♦ **PUBLIC FACILITIES GOAL** - Public facilities and services that are adequate and convenient to all City residents.
- ♦ **DOMESTIC WATER GOAL** - Domestic water facilities and services which adequately serve the existing and long-term needs of the City.
- ♦ **SANITARY SEWER GOAL** - Sanitary sewer facilities and services which adequately serve the existing and long-term needs of the City.

- ♦ **WATER, SEWER & PUBLIC UTILITIES GOAL** - Adequate water, sewer and utilities to serve the build out of the City.

HAZARDOUS MATERIALS GOALS

- ♦ **GOAL 1** - Protection from the potential impacts of hazardous and toxic materials.

GEOLOGIC AND SEISMIC HAZARDS GOALS

- ♦ **GOAL 1** - Protection of the health and safety of the community and its property from geologic and seismic hazards.

FLOODING AND HYDROLOGY GOALS

- ♦ **GOAL 1** - The protection of the general health, safety and welfare of the community from flooding and associated hydrological hazards.

NOISE GOALS

- ♦ **GOAL 1** - A healthful noise environment which complements the City's residential and resort character.

CULTURAL RESOURCES GOALS

- ♦ **GOAL 1** - The protection of significant archaeological, historic and paleontological resources which occur in the City.

MINUTES PLANNING COMMISSION MEETING

A regular meeting held at the La Quinta City Hall
78-495 Calle Tampico, La Quinta, CA

November 23, 2010

7:02 P.M.

I. CALL TO ORDER

- A. A regular meeting of the La Quinta Planning Commission was called to order at 7:00 p.m. by Chairman Alderson.

PRESENT: Commissioners Barrows, Quill, Weber, Wilkinson, and Chairman Alderson.

ABSENT: None

STAFF PRESENT: Planning Director Les Johnson, Planning Manager David Sawyer, Assistant City Attorney Michael Houston, and Executive Secretary Carolyn Walker.

II. PUBLIC COMMENT: None

III. CONFIRMATION OF THE AGENDA: Confirmed

IV. CONSENT CALENDAR:

There being no further comments, or suggestions, it was moved by Commissioners Weber/Barrows to approve the minutes of November 9, 2010 as submitted. Unanimously approved.

V. PUBLIC HEARINGS: None

VI. BUSINESS ITEMS:

- A. General Plan Update: for consideration of a proposed land use map, land use designation consolidation, and general plan goals for the City of La Quinta.

Planning Director Les Johnson gave some background on the item and introduced Ms. Nicole Criste, (Terra Nova Planning & Research, Inc.), Consultant for the City of La Quinta, who presented the staff report, a copy of which is on file in the Planning Department.

Planning Director Johnson advised the Planning Commission that staff was looking for general feedback and comments to be forwarded to the Council for their consideration at the December 7, 2010, meeting. He then gave a general commentary on the economic development portion of the General Plan update; including the Sphere of Influence, tourist and commercial areas, and the importance of making sure we remain a fiscally sound community now and for the next 25 years.

General discussion followed on the Vista Santa Rosa area and the County's General Plan.

Commissioner Quill stated he liked the simplification of the land use designations as it added flexibility to the general plan without having to prepare general plan amendments. He asked if it would be possible to allow localized, small commercial in residential zones such as what they have in San Diego, and possibly include this in the narrative portion of the Residential Designations.

Ms. Criste said the details of that could go in the Zoning, but could be established as a direction by General Plan Policy.

General discussion followed regarding commercial areas, smaller scale commercial in residential areas, what areas are zoned commercial in the southern end of the City and how the zoning could be done.

Commissioner Quill asked for the language to be written in the designation to allow small commercial uses in residential neighborhoods without the need for a general plan amendment.

Staff responded they would look at policy language to represent that.

Commissioner Barrows asked if the mixed use designation was possible in the general and commercial zones. She referred to the Tourist Commercial areas already on the map such as PGA West and the La Quinta Resort, which are surrounded by residential. She asked why the mixed use was not applicable in all commercial areas versus just the regular commercial.

Ms. Criste explained that Tourist Commercial has traditionally been an economic driver in terms of the Transient Occupancy Tax (TOT), which can be better than sales tax revenue thus preserving the value of that land use. She commented that the Silverrock specific plan

included a component that is resort commercial retail and it doesn't preclude the mix of resort and retail but includes residential with a resort component.

Commissioner Barrows said she was looking for flexibility and was concerned as why that was excluded from mixed use.

Planning Director Johnson gave a brief definition of the Tourist Commercial District and that there could be retail combined with a Tourist Commercial focus. He then gave some examples.

General discussion then followed regarding Tourist Commercial, and TOT, as well as where and how TOT was derived.

Commissioner Wilkinson asked about definitions of the zoning and land designations and how they related to the County's designations; which staff clarified.

Commissioner Wilkinson commented on the combining of open spaces. He suggested golf courses and parks, be separate from natural open spaces.

Ms. Criste verified that he wanted natural open space and water course possibly listed as native environment, with golf courses, parks, recreational facilities as a different designation.

Discussion followed on certain zoning designations occurring at the master plan level.

Commissioner Wilkinson asked if the Open Space designation gave the City any benefit from a Federal perspective.

Commissioner Barrows mentioned a natural community conservation plan (sustainable community) could result in a credit through SB 375, because of the land set aside for Open Space.

General discussion followed regarding the possibilities of the Open Space designations and an SB 375 credit.

Ms. Criste noted both the hillside and water course areas, as currently designated, were both conservation and they are no-build zones. She

said the policy implementation on the SB 375 credit had not come out as yet. She then stated that the areas that were currently hillside, and water course, could be put under Open Space Conservation.

Staff explained that even in the hillside and open space areas the zoning code still allowed building. He added it was difficult to do, but there was an allowance for development to occur and the Commission needed to understand that the City could not just say that nothing could occur. A brief discussion followed regarding a current hillside area that was conditioned to be dedicated.

Commissioner Barrows asked about current percentage of buildout in the City. Ms. Criste responded that it was about 80% within City limits.

Discussion followed on available land and designations within the City limits.

Discussion then followed on mixed use in the Village Commercial zone. Ms. Criste then stated the mixed use policy will be included in the general plan.

Commissioner Quill commented on a live/work plan, possibly in the Cove. There was a short discussion and then staff responded that home occupation was currently allowed; especially in the Cove. Staff then explained what was allowed in home occupancy businesses.

Chairman Alderson said in conclusion the Commission concurred with the direction that staff was going. He added the Commission would like staff to include their suggestions in the Council report.

Commissioner Weber asked about the industrial component and expressed a need for more light industrial land uses since there are none currently within the City limits.

General discussion followed regarding the need for light industrial land uses because of job creation potential and the possibility of light manufacturing and store front sales, in the same location. Also that the City should consider, where appropriate, locations for land uses such as research and development and value added production.

Ms. Criste commented there were two aspects of this discussion: 1) the potential for redevelopment that should not be precluded, and 2) there is nothing that says existing office development that is currently occupied might not change to something more R & D (research and development) during the life of the general plan. Providing text that describes a broad range of uses is definitely something that can be put into the body of the document.

Commissioner Quill asked that the zoning designation be expanded to allow it and then have a definition that allows it. He added there was a lot of available space which could become something else and the City needs to be able to be flexible.

Planning Director Johnson said staff would forward the Commissioners' comments to the Council. He then thanked the Commissioners and said they were not precluded from making additional comments. If they had suggestions, they should call or e-mail staff with them.

There being no further questions or discussion, the Commission voted to pass their comments on to the City Council. Unanimously approved.

VII. CORRESPONDENCE AND WRITTEN MATERIAL:

VIII. COMMISSIONER ITEMS:

- A. Report of the City Council Meeting of November 16, 2010 presented by Chairman Alderson. Questions and comments followed on the subject of the roundabout or signal at the intersection of Sinaloa and Eisenhower.
- B. Chairman Alderson noted Commissioner Barrows was scheduled to report back on the December 7, 2010, Council meeting.
- C. Commissioner Barrows stated the Green Building Code was going into effect in January and asked if the Commission would be discussing the Code at a later meeting.

Staff responded all of the appropriate Code Amendments were taken to Council, and adopted. They were not presented to the Commission as they were "mandates" and not "optional" items.

IX: DIRECTOR ITEMS:

- A. Comments on the upcoming American Planning Association Conference possibly coming to the Valley in 2012; possibly to Rancho Mirage. General discussion followed.

X. ADJOURNMENT:

There being no further business, it was moved by Commissioners Wilkinson/Quill to adjourn this regular meeting of the Planning Commission to the next regular meeting to be held on December 14, 2010. This regular meeting was adjourned at 8:52 p.m. on November 23, 2010.

Respectfully submitted,

Carolyn Walker, Executive Secretary
City of La Quinta, California